

**REDEVELOPMENT AGENCY/CITY COUNCIL MEETING  
NOVEMBER 14, 2000**

The meeting called to order as the City Council at 10:42 a.m. by Deputy Mayor Mathis.

Roll Call      Stevens, Blair, Stallings, McCarty and Deputy Mayor Mathis

Michael T.. Uberuaga, City Manager  
Casey Gwinn, City Attorney  
Charles Abdelnour, City Clerk  
Jack Fishkin, City Clerk

Excused:      Mayor Golding  
                 Kehoe  
                 Vargas

The meeting adjourned as the City Council at 12:10 p.m.

The meeting reconvened as the Redevelopment Agency with City Council at 12:10 p.m.

**Consent-Adoption**

**2. Acquisition and Rehabilitation Loan Agreement - Episcopal Community Services.**

(RA 2001-53)

Approving the Acquisition and Rehabilitation Loan Agreement with Episcopal Community Services; authorizing the deputy executive director or designee, to execute said agreement and related documents and make certain findings that the project is of benefit to Horton Plaza Redevelopment Project.

See Centre City Development Corporation staff report dated September 29, 2000.

Council Companion Item No. 339.

This returned to Executive Deputy Director.

## REDEVELOPMENT AGENCY MINUTES - NOVEMBER 14, 2000

### **Consent-Adoption**

#### 3. Approving resolution and document to:

(RA 2001-54)

Approving the Acquisition and Rehabilitation Loan Agreement with San Diego Youth and Community Services; authorizing the Deputy Executive Director, or designee, to execute said agreement and related documents, and make certain finding that project is of benefit to Horton Plaza Redevelopment Project.

See Centre City Development Corporation report dated September 25, 2000.

Council Companion Item No. 340.

No one spoke in opposition to this item.

Motion by Member Wear to approve (with Kehoe, Vargas and Chair Golding not present)

Second by Stevens

Vote: 6-0

**Redevelopment Agency Resolution and Document numbers R-03259 and D-03259; and City Council Resolution number R-294154.**

#### 4. Approving resolution and document to:

Continued from meeting of October 24, 2000.

(RA 2001-58)

Approving the First Implementation Agreement with JMI Realty, Inc. for the Westin Hotel at 6<sup>th</sup> Avenue & L Street.

See Centre City Development Corporation report dated September 26, 2000.

No one spoke in opposition to this item.

Motion by Member Wear to approve and to amend the language to the First Implementation Agreement to Westin Hotel Disposition and Development Agreement (with Kehoe, Vargas and Chair Golding not present)

Second by Stevens

Vote: 6-0

**Redevelopment Agency Resolution and Document numbers R-03260 and D-03260.**

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### **Consent-Adoption**

#### 5. Approving resolution to:

(RA 2001-69)

Approving the Design of the Proposed Westin Park Place Hotel Pedestrian Bridge.

See Centre City Development Corporation report dated October 16, 2000.

No one spoke in opposition to this item.

Motion by Member Wear to approve (with Kehoe, Vargas and Chair Golding not present)

Second by Stevens

Vote: 6-0

#### **Redevelopment Agency Resolution number R-03261.**

#### 6. Approving resolution to:

(RA 2001-66)

Approving the Second Amendment to the Agreement with Ogden Environmental and Energy Services to add \$334,600 to the compensation; maximum compensation will not exceed \$369,745.

See Centre City Development Corporation report dated October 3, 2000.

No one spoke in opposition to this item.

Motion by Member Wear to approve (with Kehoe, Vargas and Chair Golding not present)

Second by Stevens

Vote: 6-0

#### **Redevelopment Agency Resolution number R-03262.**

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### **Consent-Adoption**

#### 7. Approving resolution and document to:

(RA 2001-68)

Approving the Proposed Negotiation Agreement with AvalonBay Communities for the development of the East Village block bounded by 11<sup>th</sup> and 12<sup>th</sup> Avenues, and Market and G Streets.

See Centre City Development Corporation report dated October 17, 2000.

No one spoke in opposition to this item.

Motion by Member Wear to approve (with Members Kehoe, Vargas and Chair Golding not present)

Second by Stevens

Vote: 6-0

**Redevelopment Agency Resolution and Document numbers R-03263 and D-03263.**

#### 8. Approving resolution and document to:

(RA 2001-67)

Approving the Exclusive Negotiation Agreement with Amercian National Investments/Watt Commercial Properties for the Rehabilitation and Adaptive Refuse of the First National Bank Building located at the Northeast corner of Fifth Avenue and Broadway.

See Centre City Development Corporation report dated October 19, 2000.

No one spoke in opposition to this item.

Motion by Member Wear to approve (with Kehoe, Vargas and Chair Golding not present)

Second by Stevens

Vote: 6-0

**Redevelopment Agency Resolution and Document numbers R-03264 and D-03264.**

## REDEVELOPMENT AGENCY MINUTES - NOVEMBER 14, 2000

### **Consent-Adoption**

#### 9. Approving resolution and document to:

Continued from meeting of October 24, 2000.

(RA 2001-42)

That the Redevelopment Agency adopts a resolution approving the First Amendment to the Second Implementation Plan for the Central Imperial Redevelopment Project.

See Southeastern Economic Development Corporation report no. 00-030 dated September 7, 2000.

No one spoke in opposition to this item.

Motion by Member Wear to approve (with Kehoe, Vargas and Chair Golding not present)

Second by Stevens

Vote: 6-0

**Redevelopment Agency Resolution and Document numbers R-03265 and D-03265.**

#### 10. Approving resolutions and document to:

(RA 2001-43)

That the Redevelopment Agency adopts a resolution approving an Owner Participation Agreement with Market Creek Partners, LLC.

See Southeastern Economic Development Corporation report no. 00-029 dated September 7, 2000.

Council Companion Item No. 341.

No one spoke in opposition to this item.

Motion by Member Wear to approve (with Kehoe, Vargas and Chair Golding not present)

Second by Stevens

Vote: 6-0

**Redevelopment Agency Resolution and Document numbers R-03266 and D-03266; and City Council Resolution number R-294155.**

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### **Consent-Adoption**

#### 11. Approving resolution and document to:

(RA 2001-84)

That the Redevelopment Agency adopts a resolution authorizing the Southeastern Economic Development Corporation to enter into Memorandum of Understanding with the City of San Diego for future roadway improvements for the Imperial Marketplace and Potter Tract/Valencia Business Park projects in the amounts not to exceed Four Million Nine Hundred Ninety Thousand Seven Hundred Seventy-Nine Dollars (\$4,990,779.00) and One Hundred Fifty-Six Thousand Six Hundred Thirty-Three Dollars (\$158,833.00) respectively.

See Southeastern Economic Development Corporation report no. 00-036, dated October 26, 2000.

No one spoke in opposition to this item.

Motion by Member Wear to approve (with Kehoe, Vargas and Chair Golding not present)

Second by Stevens

Vote: 6-0

#### **Redevelopment Agency Resolution and Document numbers R-03267 and D-03267.**

The meeting adjourned as the Redevelopment Agency with City Council at 12:14 p.m.

The meeting reconvened as the City Council at 2:14 p.m.

The meeting adjourned as the City Council at 3:10 p.m.

The meeting reconvened as the Redevelopment Agency at 3:10 p.m.

## REDEVELOPMENT AGENCY MINUTES - NOVEMBER 14, 2000

### Adoption

#### 1. Approving resolution and

(RA 2001-71)

1) Authorizing condemnation proceedings with a 90-day order of immediate possession to acquire fee title to all property and business interest in Bock 47 of City Heights, as required for the Disposition and Development Agreement with San Diego Revitalization Corporation for the City Heights Urban Village Town Homes and Office Center Project; provided that the Auditor first furnished a certificate demonstrating that the funds necessary for expenditure are, or will be, on deposit in the City Treasury; and; 2) stating for the record that the City of San Diego as Lead Agency under CEQA has completed a Mitigated Negative Declaration, LDR Fil No. 96-0135BG, dated March 11, 1996, covering this activity, which was adopted on March 2, 1996 by Resolution No. R-288149 and that the Mitigated Negative Declaration has been reviewed and considered prior to authorizing condemnation proceedings for this project.

See Redevelopment Agency report no. RA 00-20, dated November 8, 2000.

Lane MacKenzie, Real Estate Assets, presented staff report.

Public testimony in opposition by Kim Hong Tran, and Rhonda Holmes (not present).

Public testimony in favor by Jack McGrory.

Motion by Member Wear to approve (with Kehoe, Vargas and Chair Golding not present)

Second by Stevens

Vote: 6-0

### **Redevelopment Agency Resolution number R-03268.**

The meeting adjourned as the Redevelopment Agency at 3:24 p.m.

The meeting reconvened as the City Council at 3:24 p.m.

The meeting adjourned as the City Council at 6:25 p.m.

The meeting reconvened as the Special Joint Redevelopment Agency with City Council at 6:25 p.m.

## REDEVELOPMENT AGENCY MINUTES - NOVEMBER 14, 2000

### **Joint Public Hearing**

#### **12. Market Street Industrial Park Redevelopment Plan.**

(RA 2001-65)

Joint Public Hearing with the City Council on proposed termination of the effectiveness of the Market Street Industrial Park Redevelopment Plan Project.

See Redevelopment Agency staff report no. RA 00-18, dated November 8, 2000.

Council Companion Item No. S601.

Public testimony in opposition by Reynaldo Pisano, submitted a letter dated November 14, 2000.

Motion by Member Stevens to continue this November 21, 2000 and to respond to Mr. Pisano letter (with Kehoe, Vargas and Mayor Golding not present)

Second by Member Stallings

Vote: 6-0

### **Adjournment**

The meeting adjourned as the Special Joint Redevelopment Agency with City Council at 6:45 p.m.

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Secretary of The Redevelopment Agency  
of the City of San Diego, California